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UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

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In re: : Chapter 11
:
RANDALL'S ISLAND FAMILY GOLF : Case Nos. 00 B 41065 (SMB)
:
CENTERS, INC., et al., : through 00 B 41196 (SMB)
:
: (Jointly Administered)
Debtors. :
:
- - - - -x

ORDER PURSUANT TO BANKRUPTCY CODE SECTION
365 AUTHORIZING DEBTORS-IN-POSSESSION TO
REJECT A NONRESIDENTIAL REAL PROPERTY LEASE

Upon the motion (the "Motion") of the above-captioned debtors and debtors-in-possession (the "Debtors") for an order pursuant to section 365 of title 11 of the United States Code (the "Bankruptcy Code") authorizing Lake Grove Family Golf Centers, Inc., one of the Debtors, to reject a nonresidential real property lease;

And it appearing that the Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334 and that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A);

And it appearing that good and sufficient notice of the Motion has been given to (i) the Office of the United States Trustee, (ii) Berlack, Israels & Liberman, LLP, counsel to the Official Committee of Unsecured Creditors, (iii) Morgan, Lewis & Bockius, LLP, counsel for The Chase Manhattan Bank, as agent for the Debtors' postpetition lenders, (iv) In-Towne Shopping Centers, Inc. c/o Staller Associates, the landlord for the Rocky Point Lease, and (v) all other parties who have filed a notice of appearance in these chapter 11 cases;

NOW, THEREFORE, the Court hereby finds as follows:

A. The relief requested is in the best interests of the Debtors, their creditors and their estates.

B. It is a reasonable exercise of the Debtors' business judgment to reject the Rocky Point Lease.

ACCORDINGLY, after due deliberation, and sufficient cause appearing therefor, it is hereby

ORDERED that pursuant to section 365 of the Bankruptcy Code, the rejection of the Rocky Point Lease is approved, with such rejection effective as of the date of this Order (the "Effective Date"); and it is further

ORDERED that this Order is without prejudice to the Debtors' right to seek reimbursement from the landlord for the Rocky Point Lease in the event that the Debtors have overpaid any of their rental obligations under the terms of such lease; and it is further

ORDERED that upon entry of this Order, this Order shall be binding upon all parties to the Rocky Point Lease; and it is further

ORDERED that the deadline for any party to file written proof of its claim against the Debtors relating to the rejection of the Rocky Point Lease shall be the deadline set by this Court for the filing of proofs of claim in these cases; and it is further

ORDERED that the Debtors be, and they hereby are, directed to surrender the premises covered by the Rocky Point Lease to the landlord with respect to such lease on the Effective Date, and the landlord with respect to the Rocky Point Lease shall be, and hereby is, authorized to relet such premises as of the Effective Date.

Dated: New York, New York
September 8, 2000

/s/ STUART M. BERNSTEIN
UNITED STATES BANKRUPTCY JUDGE

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